096.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	869,000 / 869,000
					USE VALUE:	869,000 / 869,000
					ASSESSED:	869,000 / 869,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KWOK ALAN & SARAH LEE/ TRS
Owner 2:	ALAN KWOK TRUST
Owner 3:	SARAH LEE KWOK TRUST
Street 1:	48 UPLAND ROAD WEST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KWOK ALAN/SARAH LEE -
Owner 2:	-
Street 1:	48 UPLAND ROAD WEST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .248 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1964, having primarily Wood Shingle Exterior and 1834 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10799.000	348,200		520,800	869,000
Total Card	0.248	348,200		520,800	869,000
Total Parcel	0.248	348,200		520,800	869,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.83 /Parcel: 473.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63139

GIS Ref

GIS Ref

Insp Date 11/16/18

!7889!

PREVIOUS ASSESSMENT

Parcel ID 096.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	348,200	0	10,799.	520,800	869,000		Year end	12/23/2021
2021	101	FV	336,200	0	10,799.	520,800	857,000		Year End Roll	12/10/2020
2020	101	FV	336,200	0	10,799.	520,800	857,000	857,000	Year End Roll	12/18/2019
2019	101	FV	283,400	0	10,799.	520,800	804,200	804,200	Year End Roll	1/3/2019
2018	101	FV	283,400	0	10,799.	446,400	729,800	729,800	Year End Roll	12/20/2017
2017	101	FV	283,400	0	10,799.	416,600	700,000	700,000	Year End Roll	1/3/2017
2016	101	FV	283,400	0	10,799.	357,100	640,500	640,500	Year End	1/4/2016
2015	101	FV	285,100	0	10,799.	319,900	605,000	605,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:21:32

LAST REV

Date	Time
04/26/21	14:47:00
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7889

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KWOK ALAN/SARAH	77181-449	1	3/10/2021	Convenience	99	No	No		
LINN JEFFREY R/	52771-36		5/14/2009		546,000	No	No		
LINN JEFFREY R	46897-363		1/30/2006	Family	1	No	No		
HADDAD LAMIA I	46498-138		11/17/2005		522,000	No	No		
SAVERESE STEVEN	26219-490		4/11/1996		238,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Meas/Inspect	189	PATRIOT
3/16/2006	MLS	MM	Mary M
10/18/1999	Meas/Inspect	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63139
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10799		Sq. Ft.	Site		0	70.	0.69	4									520,783						520,800	

Total AC/HA:	0.24791	Total SF/SM:	10799	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	520,783	Spl Credit		Total:	520,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	green		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	106644
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390357
Depreciation:	42159
Depreciated Total:	348199

COMMENTS

, OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

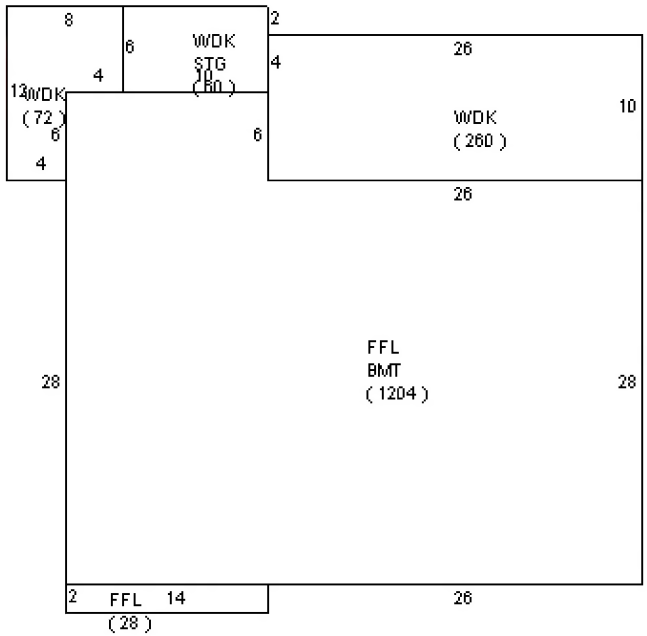
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	120.57
Final Total:	348200	Val/Su SzAd	282.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,232	134.990	166,303
BMT	Basement	1,204	64.790	78,011
WDK	Deck	392	8.550	3,352
STG	Storage	60	9.330	560
	Net Sketched Area:	2,888	Total:	248,226
Size Ad	1232	Gross Area	2888	FinArea 1834

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: